

Zoning Administrator Hearing



Minutes

**John S. Gendron
Hearing Officer**

June 23, 2009 – 1:30 p.m.

View Conference Room, 2nd Floor
55 North Center Street
Mesa, Arizona, 85201

Staff Present

Jeff McVay
Mia Lozano-Helland

Others Present

Ernie Nickels
Seth Placko
Milo LeBaron

CASES:

Case No.:	ZA09-023
Location:	433 South Hobson
Subject:	Requesting a Variance to allow an addition into the required rear yard in the R1-7 zoning district.
Decision:	Continuance to the July 7, 2009 hearing.
Summary:	N/A
Finding of Fact:	N/A

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Case No.: ZA09-025

Location: 17 West Main Street

Subject: Requesting a Special Use Permit (SUP) to allow outdoor seating in the TCC zoning district.

Decision: Continuance to the July 9, 2009 hearing.

Summary: N/A

Finding of Fact: N/A

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Case No.: ZA09-029

Location: 2024 East University Drive

Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the phased development of a church in the OS zoning district.

Decision: Approved with the following conditions.

- 1. Compliance with the site plan submitted except as modified by the conditions below.*
- 2. Provision of an eight-foot by thirty-foot landscape island to cap the double row of parking immediately north of the shared drive between Grace United Methodist church and Trinity Baptist Church.*
- 3. Compliance with all requirements of the Building Safety Division with regard to the issuance of Building permits.*

Summary: Mr. Nickels gave a brief summary of the project and explained the delays in completion due to the City of Mesa plans for widening of the intersection. Staff member McVay provided the staff report that included a general history of the church. Mr. Gendron approved the request as recommended in the staff report.

Finding of Fact:

- 1.1** The SCIP permits the phased redevelopment of the Grace United Methodist Church campus. The SCIP is in response to the Gilbert/University intersection improvements currently underway. The redevelopment includes various improvements to campus buildings, pedestrian improvements, reconstruction of the parking lots adjacent to University Drive and Gilbert Road, and construction of a new parking lot at the north end of the property.
- 1.2** The modifications to the site respond to intersection improvements requiring purchase of church property for additional right-of-way along Gilbert Road and University Drive. The additional right-of-way significantly affects existing parking lots adjacent to both Gilbert Road and University Drive, resulting in an approximate 40% loss in existing parking, in addition to reducing building setbacks below Code minimums. The basic redevelopment plan was developed and approved several years ago and initially was to be completed concurrent with the right-of-way improvements.
- 1.3** This request allows the following site improvements to be deferred for four years: 1) installation of landscaping within the reconstructed parking lot adjacent to Gilbert Road; 2) reconstruction of the parking lot adjacent to University Drive; 3) construction of a new parking lot at the north end of the property; and 4) construction of pedestrian walks between Gilbert Road and the new parking lot, and within the campus.
- 1.4** The applicant noted that the church continues to meet minimum parking requirements even with the deferred improvements and the site continues to be consistent with the purpose and intent of the Substantial Conformance Improvement Permit. Deferral of full site improvements

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for four years allows the church sufficient time to raise funds, while responding to the significant site changes created by the street improvements. A staff recommended condition of approval requires an eight-foot by thirty-foot landscape island to cap the double row of parking immediately north of the shared drive between Grace United Methodist Church and Trinity Baptist Church, to improve parking drive aisle circulation and safety

There being no further business to come before the Zoning Administrator, the hearing adjourned at 1:45 p.m.

The cases for this hearing were digitally recorded and are available upon request.

Respectfully submitted,

John S. Gendron
Hearing Officer

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